



23 St. Georges Road, Wallington, SM6 0AS



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Guide price £750,000

Cromwells  
ESTATE AGENTS





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A rare chance to acquire this spacious period family home located in a highly sought after road, close to an abundance of shops, transport links and desirable schools. This charming property is arranged over 3 floors and offers a wealth of accommodation, including two spacious reception rooms, a utility room, a downstairs WC, THREE DOUBLE BEDROOMS, an en-suite shower room, a stunning 200ft South facing rear garden, a private courtyard at the side, and ample off street parking.

Accommodation  
Ornate wooden front door to..

Entrance hall  
Wood laminate flooring, double panel radiator, dado rail, coved ceiling, access to under stairs storage cupboard.

Lounge  
Georgian style windows to front aspect, single panel radiator, feature fireplace with granite hearth, fitted shelving unit and storage cupboards, coved ceiling.

Dining room  
UPVC double glazed sliding door to rear garden and Georgian style window to side, double panel radiator, open fireplace with brick surround, dado rail, coved ceiling, serving hatch, single panel radiator.

Kitchen  
Range fitted wall units with matching cupboards and drawers below, granite effect roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, inlaid gas hob with oven/grill below, integrated dishwasher, space for tall standing fridge/freezer, wood flooring, single panel radiator, tat splashback, Double glazed window to rear aspect and door leading to..

Utility room  
UPVC double Windows to side and rear aspects and double doors leading to garden, access to courtyard, wood flooring, space and plumbing for washing machine.

Downstairs WC  
Consisting of low-level flush WC, wash hand basin with chrome mixer tap, obscure UPVC double glazed window to side aspect.

Says to spacious 1st floor landing  
Georgian style window to side aspect and feature port hole window at front, single panel radiator.

Bedroom two  
Georgian style windows to front aspect, single panel radiator, fitted wardrobes, picture rail.

Bedroom three

Double glazed window to rear aspect, fitted wardrobes, single panel radiator, picture rail, fitted storage cupboard.

Bathroom  
Consisting of tiled cubicle with thermostatic shower and hand attachment, panel enclosed bath with chrome mixer tap, pedestal wash handbasin with chrome mixer tap, heated chrome towel rail, tiled flooring, tiled walls, obscure double glazed window to rear aspect.

Separate WC  
Consisting of low-level pushbutton flush WC, tiled flooring, tiled walls, obscure double glazed window to rear aspect.

Stairs to 2nd floor  
Double glazed window to side aspect.

Main bedroom  
Double glazed window to rear aspect, single panel radiator, built-in wardrobe and access to eaves storage.

Ensuite shower room  
Consisting of tiled cubicle with thermostatic power shower, pedestal wash handbasin with chrome mixer tap, low-level flush WC, single panel radiator, part tiled walls, obscure double glazed window to rear aspect.

Rear garden – Approximately 200ft (South facing)  
Large paved patio area leading to lawn section with mature shrubs and flower beds bordering, footpath leading to rear section, two garden sheds, brick built storage unit housing boiler, brick built barbecue, brick wall and fence enclosed, outside tap, access to side courtyard with gated frontage.

Front  
Block paved driveway providing off street parking with lawn area and flowerbeds at side.

BUYER’S INFORMATION  
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.











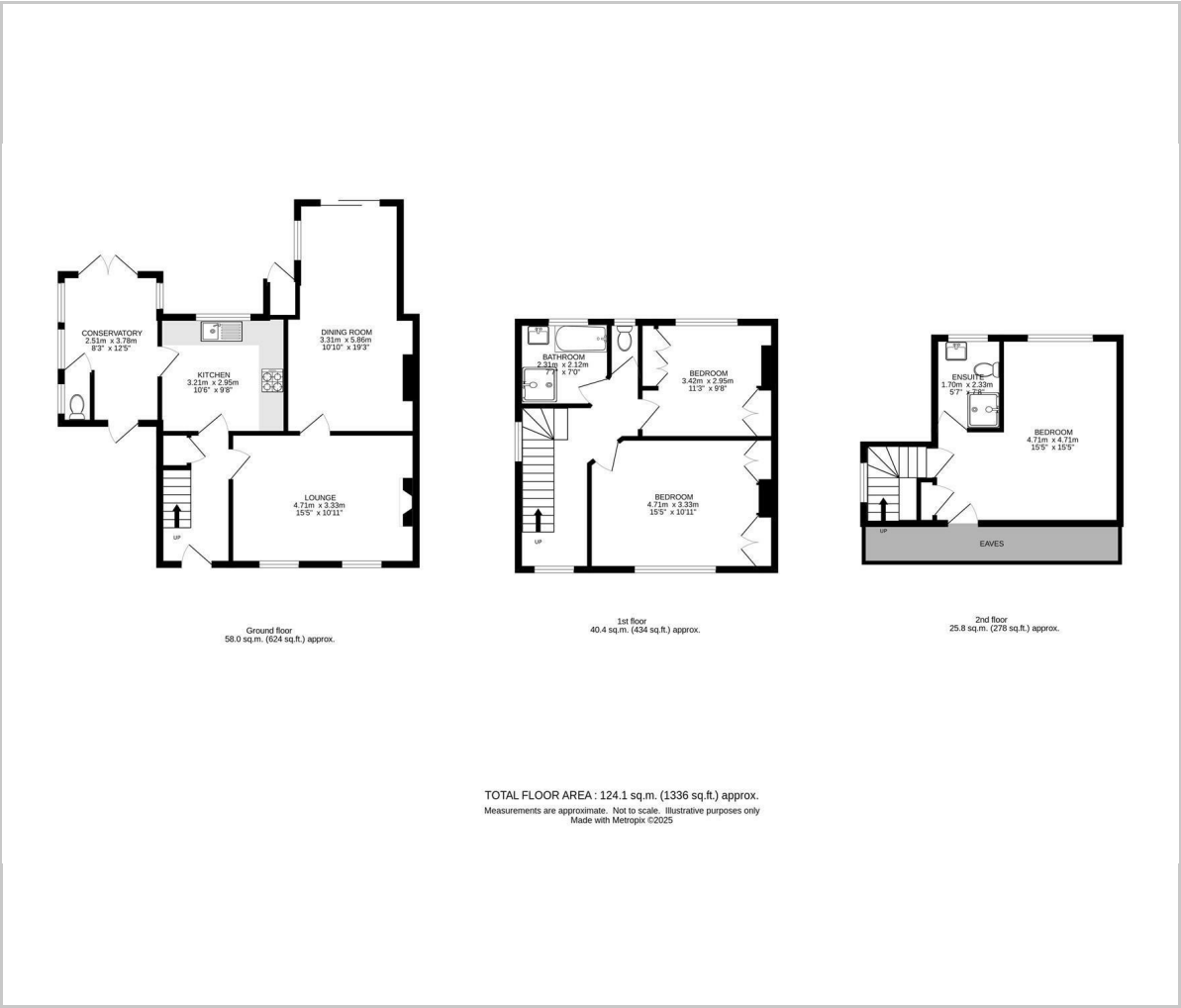








Floor Plan



Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

